



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**CULTURAL RESOURCES OFFICE  
PRESERVATION BOARD  
REGULAR MEETING  
MONDAY APRIL 27<sup>TH</sup>, 2009  
1015 LOCUST ST. #1200  
4:00 P.M.**

APPROVAL OF MINUTES FROM MARCH 23<sup>RD</sup>, 2009

<b>PRELIMINARY REVIEWS</b>			<b>PG.</b>
<b>A.</b>	<b>6193 DELMAR BLVD.</b>	<b>SKINKER-DEBALIVIERE HISTORIC DIST.</b>	<b>1</b>
<b>B.</b>	<b>4100-56 DETONTY ST.</b>	<b>SHAW HISTORIC DISTRICT</b>	<b>8</b>

**SPECIAL AGENDA ITEMS**

**NOMINATIONS TO THE NATIONAL REGISTER OF HISTORIC PLACES**

<b>D.</b>	<b>NATIONAL CANDY COMPANY</b>	<b>4230 GRAVOIS AVE.</b>	<b>23</b>
<b>E.</b>	<b>WILLIAM A. STICKNEY CIGAR COMPANY BUILDING – 209 N. 4<sup>TH</sup> ST.</b>		<b>27</b>



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
Cultural Resources Department

**A.**

**Date:** April 27, 2009  
**To:** City of St. Louis Preservation Board  
**From:** Jan Cameron, Cultural Resources Office  
**Subject:** Preliminary Review Application: install wind turbines on roof of 3-story commercial/residential building  
**Address:** 6193 Delmar Boulevard  
**District:** Skinker-DeBaliviere Local Historic District

**Agenda No. 2008.2222**  
**Ward: 28**



**6139 DELMAR BOULEVARD**

**Applicant:**  
Trivers Associates/Andy Trivers

**Owner:**  
Washington University

**Staff Recommendation:**  
That the Preservation Board require that the installation follow the original approved concept or that the turbines be relocated to an area of the roof that will substantially reduce their visibility from the street.



## **Background**

On January 2, 2008, the Cultural Resources Office received a Preliminary Review Application to consider the possibility of a series of wind turbines, set within a decorative framework, on the roof of a three-story commercial/residential building in the Skinker-DeBaliviere historic district. The turbines would generate a portion of the building's energy requirement. (The project would also include rehabilitation of the building and the possible demolition of an adjacent one-story commercial building at 622 N. Skinker, for additional parking.) Because the installation of the wind turbines did not comply with the historic district standards, the application was scheduled for the next Preservation Board meeting.

At the meeting, the Preservation Board approved the concept of the turbine installation, because it was intended to be an attractive, interesting addition to the vitality of the Delmar Loop streetscape. The project has since been reduced to include only seven turbines, much larger than were originally proposed, and the decorative framework has been omitted. Because in the opinion of the Cultural Resources Office staff, the reduced design no longer represents a decorative element, the revised proposal was scheduled for another hearing before the Preservation Board.



**SITE FROM SKINKER AND DELMAR — 622 N. SKINKER IS TO THE LEFT**

## **Site and Surrounding Area:**

6129 Delmar, a three-story commercial/residential building built in 1937, is a contributing building to the Skinker-DeBaliviere Certified Local historic district. Located at the intersection of Delmar and Skinker Boulevards, both heavily traveled streets, east and west are vibrant commercial/entertainment districts with many rehabilitated historic properties and contemporary infill. The opposite streetscape at Delmar, while smaller in scale, exhibits similar uses. South of the site is a historic neighborhood of single-family houses, Craftsman and Revival styles, constructed from 1890 to 1920. North of Delmar are large scale commercial and industrial properties, from 1880 to the present.



**STREETSCAPE ALONG DELMAR (6139 DELMAR IS TO THE LEFT)**



**CONTEXT OPPOSITE FROM EAST TO WEST**



**CONTEXT WEST**

### **Reasons for Application:**

Although aware that the proposal does not comply with the Skinker-DeBaliviere historic district standards, the applicant wishes to pursue the possibility of the installation of the wind turbine structure on the rooftop of 6139 Delmar. The rehabilitation of the building has already been approved by the Cultural Resources Office staff, and the possible demolition of the one-story commercial building at 622 N. Skinker has been withdrawn at this time.





**ORIGINAL PROPOSAL**



**REVISED PROPOSAL**



### Relevant Legislation

Excerpts from Ordinance #57688, Skinker-DeBaliviere Historic District:

### **COMMERCIAL APPEARANCE STANDARDS**

(Proposed "F" & "G" Zoning Districts)

#### 2. Structures:

##### a. Height:

*Delmar: New buildings must be constructed to within 15% of the average height of existing buildings on the block...*

**Not Applicable.**

##### c. Exterior Materials:

*Exterior materials when visible from the street must be compatible in type and texture with the dominant materials of the neighborhood - brick masonry, or stucco, with terra cotta and wood used for trim and other architectural features. Artificial masonry such as PermaStone is not permitted. A submission of all building materials, including mortar, shall be required prior to approval. Any canopies, coverings or necessary appendages that cannot be constructed of the aforementioned materials must be of material that is compatible in color and texture with these materials.*

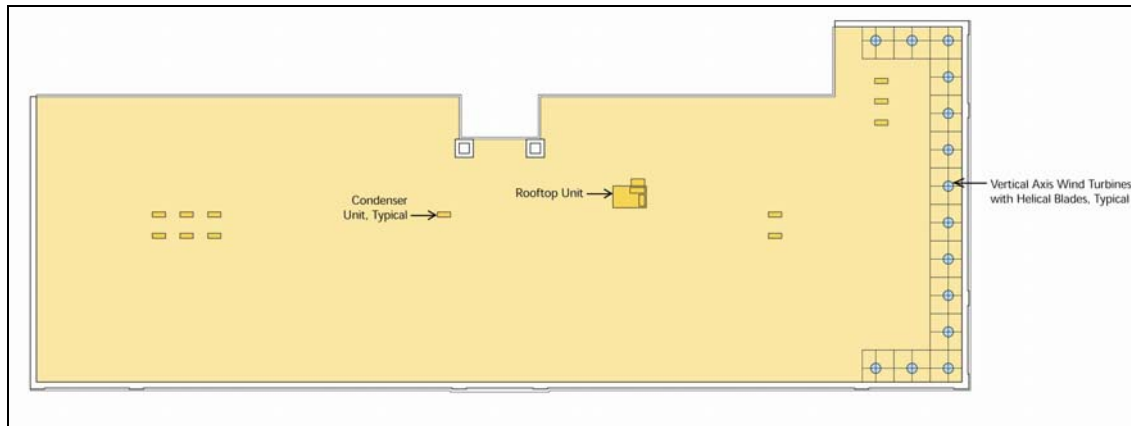
**Does not comply.** The installation of aluminum wind turbines on the roof deviates from the historic district standards. The larger, distinct turbines read now as individual mechanical units and no longer reference building cornices and roof-top appendages as in the original proposal.

##### d. Details:

*Architectural details on existing structures shall be maintained in a similar size, detail and material....*

*New buildings should be detailed so as to be compatible with existing buildings, respecting scale, rhythm, window proportions, important cornice lines, use of materials, etc. **Any alteration of the facade of an existing building should recognize the original design and detailing of the building....***

**Does not comply.** The installation of wind turbines does not respect the original character of the building.



**ROOF PLAN SHOWING ORIGINAL LOCATION AND NUMBER OF TURBINES  
AND RELATED EQUIPMENT**



### **Community Consultation**

At the time of the original Preliminary Review, the Cultural Resources Office received a letter from the Ward Alderman in support of the project, as well as a letter from the Delmar Commercial Committee indicating their enthusiastic approval of the turbine design. The Office has recently received preliminary comments from the Skinker-DeBaliviere Neighborhood Association that do not support the revised design, and suggest that the turbines be moved to a section of the roof where they will be less visible from Delmar and Skinker.

### **Comments**

The proposed rehabilitation is planned as a “green” building and the wind turbine installation will provide a portion of the building’s energy needs. While the roof structure is not in compliance with the Skinker-DeBaliviere historic district standards, the installation will be reversible without permanent damage to the historic building.

6139 Delmar is located in an entertainment area that has recently undergone considerable investment as an entertainment, shopping and dining area. Many of the recently-constructed buildings have a lively, eclectic design. The original proposal would have created a dynamic and artistic addition to the building: at the staff's suggestion, the turbines and frame were to have been extended at each corner to reflect the architectural bays of the building and to accentuate the suggestion of an overscaled decorative cornice. The revised proposal loses that reference and the turbines seem merely mechanical devices.

**DETAIL OF TURBINE INSTALLATION AT  
SOUTHEAST CORNER**



**Conclusion**

The Cultural Resources Office staff recommends that the Preservation Board require that the installation follow the original concept or that the turbines be relocated to an area of the roof that will substantially reduce their visibility from the street.

**Contact:**

Jan Cameron	Planning and Urban Design, Cultural Resources Office
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E-Mail:	<a href="mailto:CameronJ@stlouiscity.com">CameronJ@stlouiscity.com</a>





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**B.**

**Date:** April 27, 2009  
**From:** Jan Cameron, Preservation Administrator  
**Subject:** Preliminary review to construct 19 new residential buildings  
**Address:** 4100-56 DeTonty Avenue  
**District:** Shaw Neighborhood Historic District — Ward 17



4100-54 DETONTY AVENUE

**Applicant:**

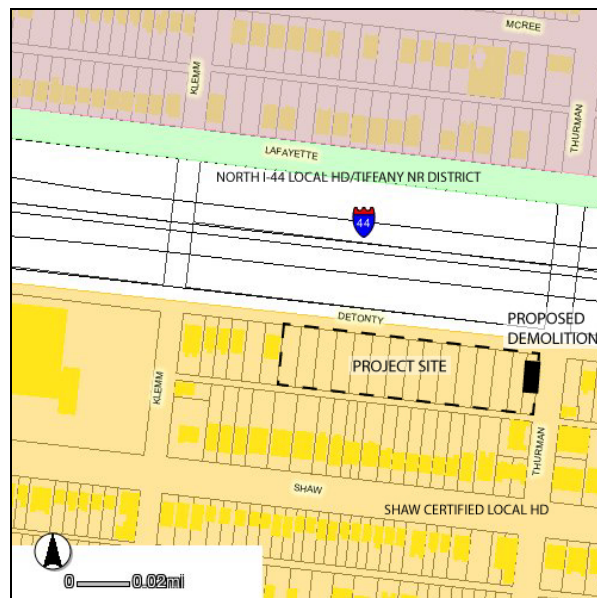
Delmar Enterprises LLC  
Courtney McCray/John Hogan

**Purpose:**

A preliminary review request to construct 11 single-family houses and 4 two-family buildings with detached garages.

**Recommendation:**

That the Preservation Board grant preliminary approval of the design of the new construction design; but require that 4100 DeTonty Avenue be rehabilitated as part of the approved project.





**4104-4154 DETONTY**

### **Background**

The original proposal for infill on this site was by McBride and Son. The Preservation Board at its September 26, 2005 meeting, approved the construction of 15 single family houses similar to the Botanical Heights houses in the McRee neighborhood, north of the Interstate. Two historic buildings were to be demolished: 4118 and 4126 DeTonty Avenue. The Board determined that the two buildings were structurally unsound and also required revisions to the new construction. McBride chose not to make the required revisions and withdrew from the project.

Subsequently, Millennium Restoration and Development proposed 17 new houses with detached garages on the site. The corner building at 4100 DeTonty was proposed to be rehabilitated as part of the project. The Preservation Board granted preliminary approval to that project on June 26, 2006. This project also did not go forward.

On March 13, 2009, the Cultural Resources Office received a preliminary review application for the current proposal of 11 single-family houses and 4 two-family buildings. The project included demolition of 4100 DeTonty and was therefore scheduled for review by the Preservation Board.

#### **EXTANT BUILDINGS ON THE WEST END OF THE BLOCK**



**4162 DETONTY**



**4166 DETONTY**





**4170-4172-4176 DETONTY**

### **Site and Surrounding Area**

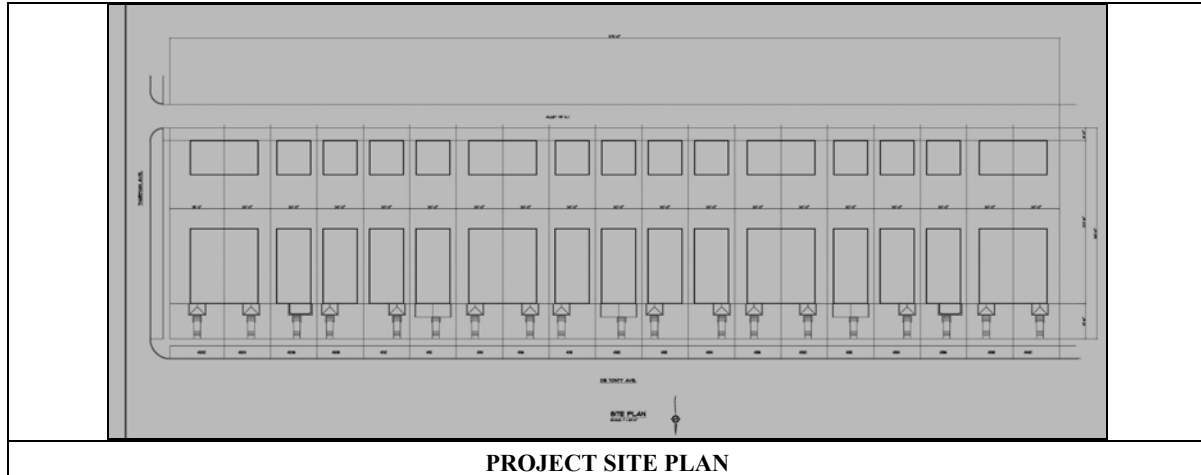
The site is located at the northern edge of the Shaw District. The remaining structures on the block are 4100 DeTonty, at the corner of Thurman; and five buildings at the western end, all contributing resources and dating from 1915 to 1924. Those at the western end are well-maintained; 4100 DeTonty has been vacant since at least 2006 and has sustained some fire damage. Directly opposite the project site is Interstate 44, its right-of-way is planted with deciduous trees that screen the highway to some extent. The property is currently overgrown with scrub trees and weeds.



**INTERSTATE RIGHT-OF-WAY AND HIGHWAY**



**NORTH SIDE OF 4100 DETONTY**



**PROJECT SITE PLAN**

**Reasons for Application:**

The owners wish to obtain preliminary approval for the demolition of 4100 DeTonty and the Board's approval of the new construction before proceeding to final drawings.



**CORNER BUILDING PROPOSED TO REPLACE EXISTING BUILDING AT 4100 DETONTY**



**4106**

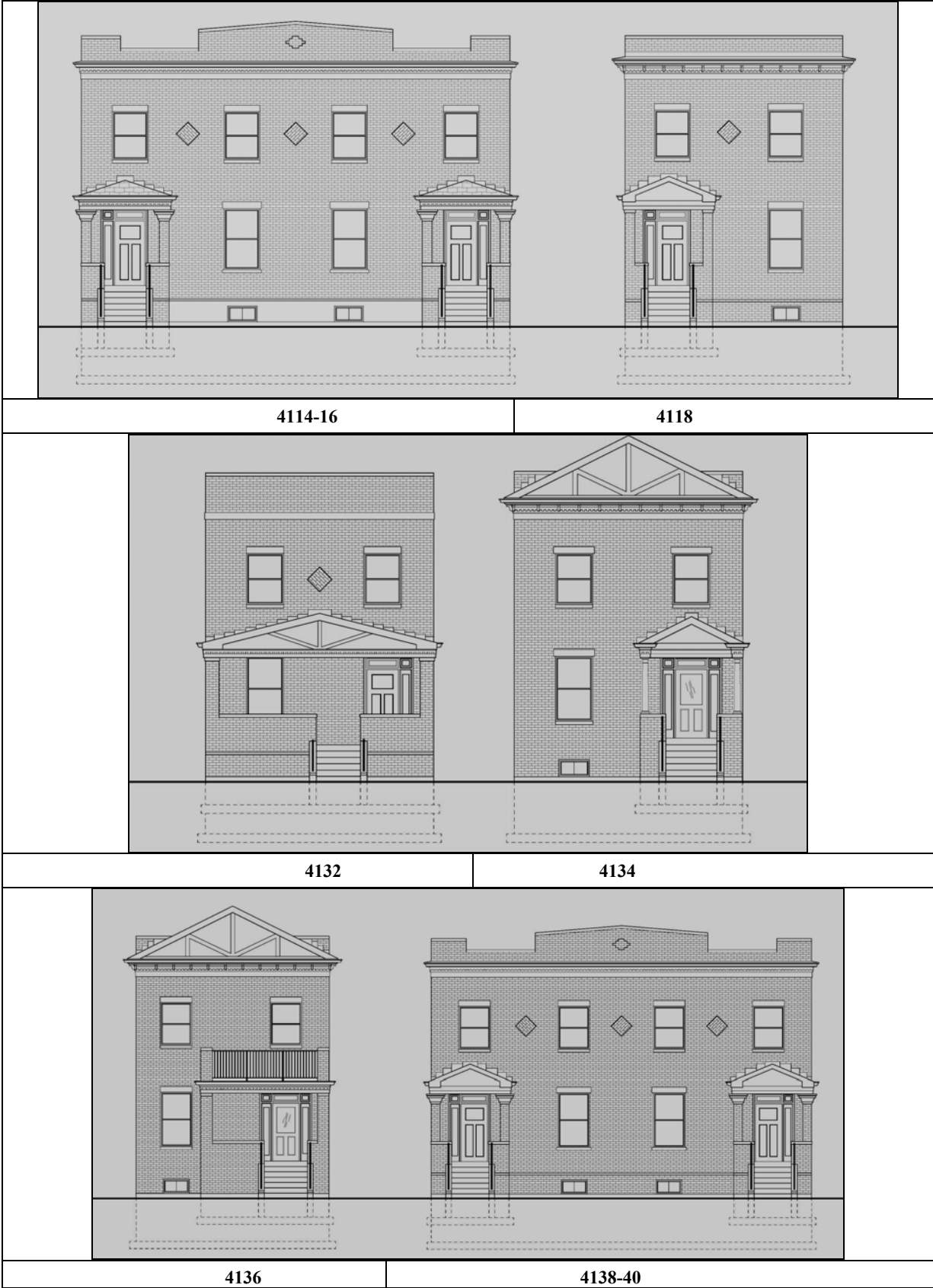
**4108**

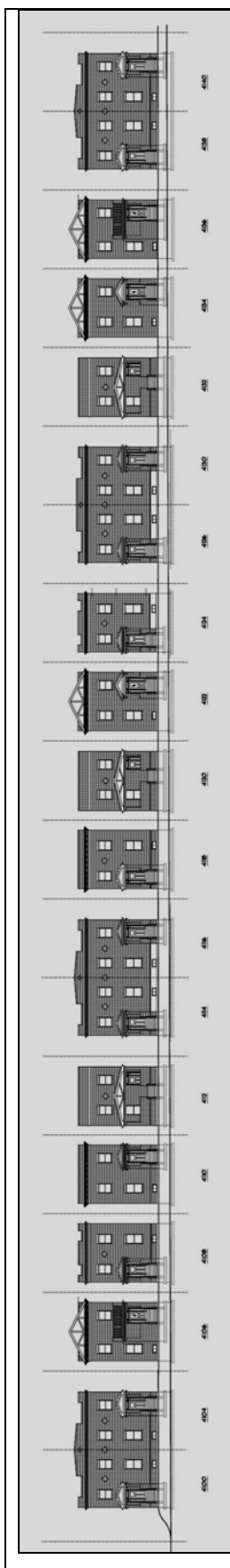


**4110**

**4112**







PROJECT STREETSCAPE

## Relevant Legislation

Per the Shaw Historic District Ordinance:

### A. Residential Appearance and Use Standards...

#### 2. Structures:

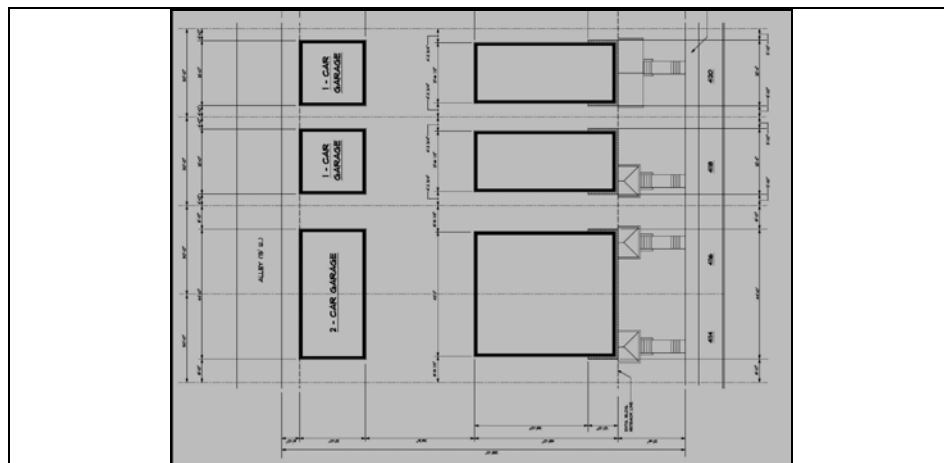
*...Restrictions set forth below apply only to fronts and other portions of the building visible from the street and on corner properties....*

- A. *Height: New buildings or altered existing buildings, including all appurtenances, must be constructed within 15% of the average height of existing residential buildings on the block. Wherever feasible, floor to floor heights should approximate the existing buildings in the block. When feasible, new residential structures shall have their first floor elevation approximately the same distance above the front-grade as the existing buildings in the block.*

**Appears to comply.** The heights of the cornice lines of the new construction appear to be close to those of adjacent historic buildings as does the first floor elevation about grade; however, the staff has not seen a scaled elevation of the block that includes the existing buildings.

- B. *Location: Location and spacing of new buildings should be consistent with existing patterns on the block. Width of new buildings should be consistent with existing buildings. New buildings should be positioned to conform to the existing uniform setback.*

**Mostly complies.** The new buildings will conform to all required setbacks; widths are consistent with historic structures. Building spacing will be somewhat wider than is typical in the district, with gangways of about 10 feet instead of the more usual three feet between buildings.

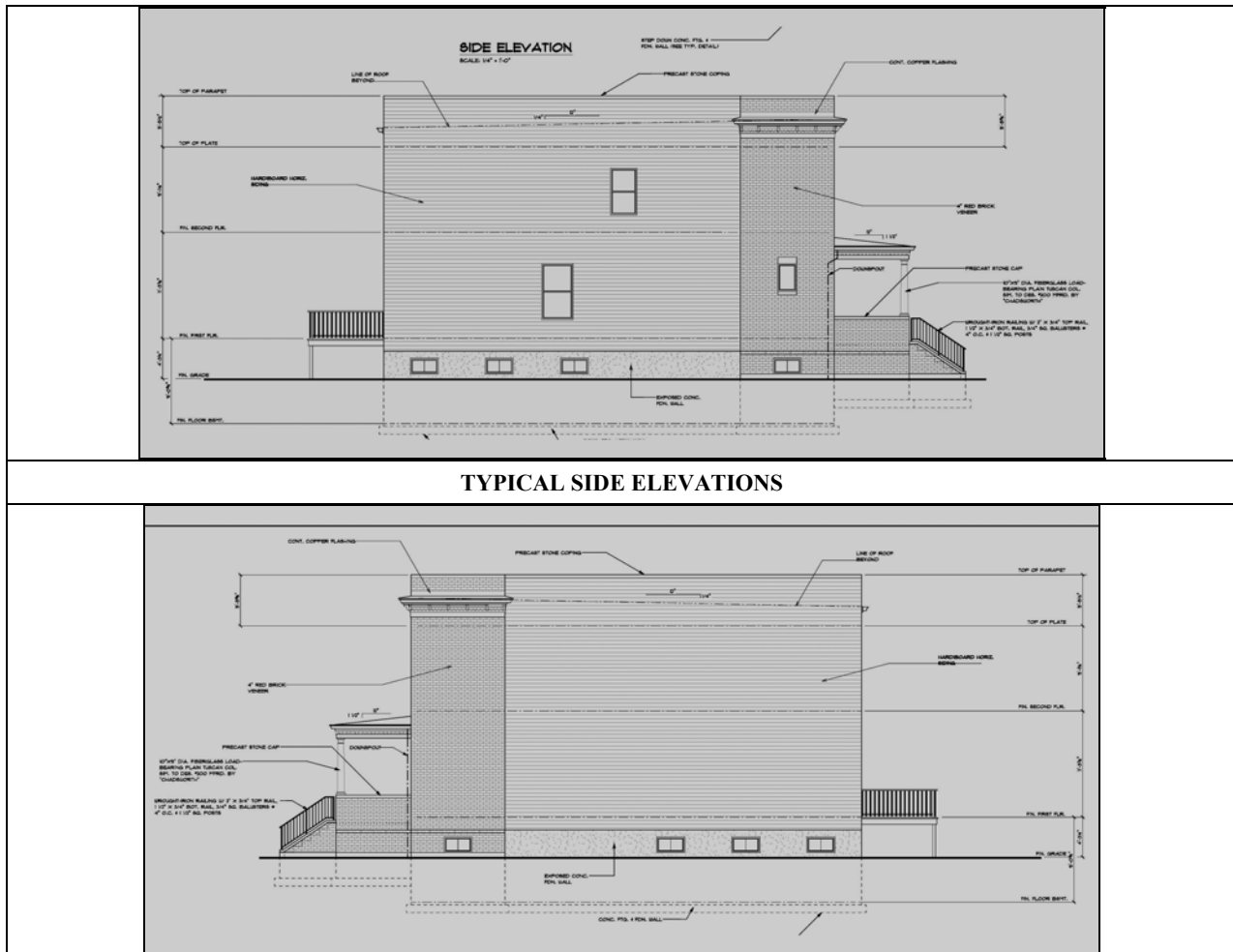


SITE PLAN DETAIL

C. *Exterior Materials:*

*Materials on the fronts and other portions of new or renovated buildings visible from the street and on corner properties, those sides of the building exposed to the street (excluding garages) are to be compatible with the predominant original building materials: wood, brick, stone. Aluminum steel, any type of siding, and artificial masonry such as PermaStone or Z-brick, are not allowed. Stucco material is not allowed except where the stucco was the original building material.*

**Complies.** The front facades and front foundations will be faced with brick. The side elevation of the corner 2-family building will also be brick. On the other buildings, the brick will return 10 feet on each secondary elevation, the width of the sideyard.



D. *Details:*

*...Architectural details on new buildings shall be compatible with existing details in terms of design and scale. Doors, dormers, windows and the openings on both new and renovated structures should be in the same vertical and horizontal proportions and style as in the original structures. Both new or replacement windows and door frames shall be limited to wood or color finished aluminum. Glass blocks are not permitted. Raw or unfinished aluminum is not acceptable for storm doors and windows. Iron bars or other types of protective devices covering doors or windows (excluding basement windows) are not*

permitted. Gutters should be made of color-finished aluminum, sheet metal or other non-corrosive material. Gutters should not be made of raw or unfinished aluminum or steel. Mortar must be of a color compatible with the original mortar of the building. Aluminum or metal awnings visible from the street are not permitted. Canvas or canvas type awnings are permitted. Previously unpainted masonry shall not be painted.

**Complies.** The proposal takes great care in replicating historic detailing.

**E. Roof Shapes:**

*When there is a strong or dominant roof shape in a block, proposed new construction or alterations shall be compatible with existing buildings.*

**Complies.** The fabric of the majority of the block has been demolished, and there are only a few remnants of the original development. To the east is a brick front gable; to the west the buildings, including those proposed for demolition, have flat roofs, with false mansards or false gables. Roof styles proposed are reflective of historic precedents.

**F. Roof Materials:**

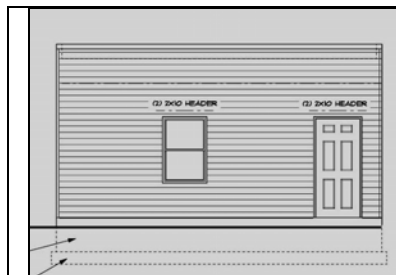
*Roof materials should be of slate, tile, copper, or asphalt shingles where the roof is visible from the street (brightly colored asphalt shingles are not acceptable). Design of skylights or solar panels, satellite receiving units, where prominently visible from the street should be compatible with existing building design.*

**Appears to comply.** The roofs will be sheathed in architectural shingles. The selected material has not yet been presented.

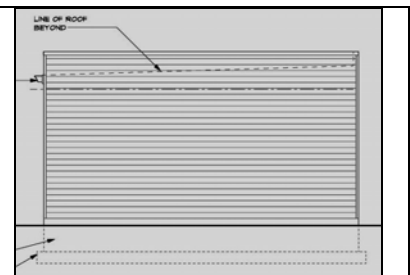
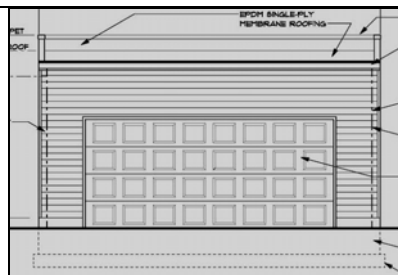
...

**K. Off-street Parking should be provided for new or renovated properties wherever feasible at an amount of one parking space per unit. Parking is to be provided in the rear of property when possible. If parking is visible from [the] street, it must be screened with appropriate material as described in Section 2G.**

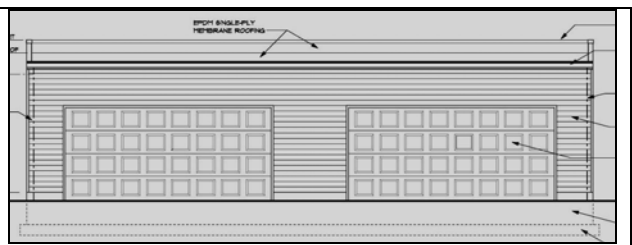
**Complies.** Each house will have a detached frame garage at the rear alley.



PROPOSED 2-CAR AND 4-CAR GARAGES



TYPICAL SIDE ELEVATION



Community Consultation



Alderman Conway has indicated his support for both the demolition of 4100 DeTonty and for the design of the new construction. At this writing, the Cultural Resources Office has received no written communication from the Alderman or any neighborhood association.



4100 DETONTY IN 2006

4100 DETONTY TODAY

**Comments**

The staff feels that the project will be an asset to the historic district, as it returns the original rhythm and scale to the block. The designs are well-detailed and the proposed facades are sympathetic in design and materials to the character of the neighborhood.

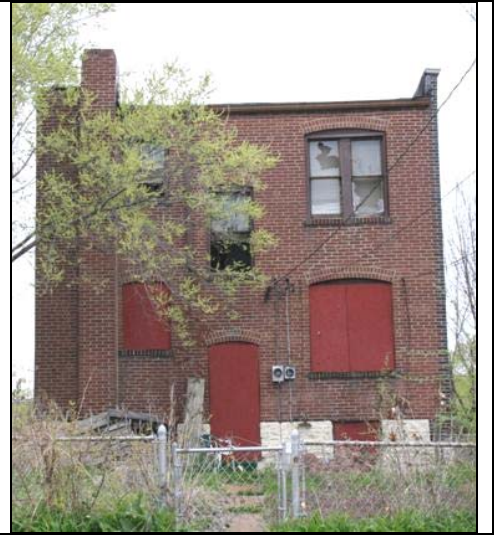
However, the staff does not support the proposed demolition of the corner building at 4100 DeTonty. It appears to have deteriorated little since 2006 and is structurally sound — an excellent candidate for reuse. The building is eligible for historic tax credits that would assist in its rehabilitation, which should be required for the approval of this project..



THURMAN ELEVATION



**FRONT AND WEST ELEVATION**



**REAR**

### **Conclusion**

The Cultural Resources Office staff recommends that the Preservation Board grant preliminary approval to the design of the proposed new construction, with the stipulation that 4100 DeTonty be rehabilitated as part of the project. Final construction documents and selection of final finish materials should be submitted for the Cultural Resources Office staff's approval.

### **Contact:**

Jan Cameron	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 216 Fax: 314-622-3413
E-Mail;	<a href="mailto:CameronJ@stlouiscity.com">CameronJ@stlouiscity.com</a>



CITY OF ST. LOUIS  
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CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**C.**

**Date:** April 27, 2009  
**To:** City of St. Louis Preservation Board  
**From:** Robert Bettis, Preservation Planner, Cultural Resources Office  
**Subject:** Nomination to the National Register for the National Candy Company Building  
**Address:** 4230 Gravois Ave. **Ward:** 25



**4230 GRAVOIS AVE.**

**Owner:**  
RNY, LLC

**Preparer:**  
Lafser & Associates  
Julie Ann LaMouria

**Purpose:**  
To review a revised nomination to the  
National Register of Historic Places.

**Recommendation:**  
The Preservation Board should direct staff  
to prepare a report for the State Historic  
Preservation Office that the Building  
meets the requirements of National  
Register Criterion A for Commerce and C  
for Architecture.





## **1.0 Proposal**

To nominate the National Candy Company Building to the National Register of Historic Places.



**CONTEXT WEST**

## **2.0 Background**

On March 16, 2009 the Director of the Cultural Resources Office received a request from the Missouri State Historic Preservation Office (MO-SHPO) for the Preservation Board to review a National Register nomination prepared by Lafser & Associates. The nomination resulted from a request by the owner of the building.

## **3.0 Site and Surrounding Area:**

The building is located in the Dutchtown Neighborhood at the southeast corner of Gravois Ave. and Bingham Ave., directly adjacent to the Gravois viaduct.



**CONTEXT**

## **4.0 Reasons for Application:**



The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.



**WEST FACADE**

## **5.0 Relevant Legislation**

**Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)** Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.



**DETAIL ON WEST FACADE**



**EAST FACADE**

## **6.0 Community Consultation**

As of this date, the Cultural Resources Office has received no comments concerning the nomination from local organizations, community groups or the Alderman.

## **7.0 Comments**

The building is clearly eligible for the National Register under Criterion A for Commerce, for its association with the National Candy Company, and Criterion C for its representation of industrial Art Deco design. The National Candy Company was the largest confectioner company in the country in 1921, with factories in several states. The company played an integral role in St. Louis's candy industry and economy in general for several decades. Originally constructed in 1928, the building remains largely unchanged to this day.

The historic significance of the building has been competently addressed in the nomination.

## **8.0 Conclusion**

The Preservation Board should direct the staff to prepare a report to the State Historic Preservation Office that the Building clearly meets the Criteria for the National Register.

### **Contact:**

Robert Bettis	Planning and Urban Design, Cultural Resources Office
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CITY OF ST. LOUIS  
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FRANCIS G. SLAY, Mayor

**D.**

**SUBJECT:** Nomination to the National Register for the William A. Stickney Cigar Company Building

**ADDRESS:** 209 North Fourth Street

**WARD:** 7

**STAFF:** Andrea Gagen, Preservation Planner, Cultural Resources Office



**OWNERS:**

MJR Holdings II, LLC

**PREPARER:**

Karen Bode Baxter, Preservation Consultant

**PURPOSE:**

To review a single-site nomination to the National Register of Historic Places.

**RECOMMENDATION:**

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the Building meets the requirements of National Register Criterion A for Commerce and Criterion C for Architecture.





**PROPOSAL:**

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To nominate the William A. Stickney Cigar Company Building to the National Register of Historic Places.

**BACKGROUND:**

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On March 16, 2009 the Director of the Cultural Resources Office received a request from the Missouri State Historic Preservation Office (MO-SHPO) for the Preservation Board to review a National Register nomination.

**SITE AND SURROUNDING AREA:**

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Located in central business district, 209 N. 4<sup>th</sup> Street is positioned in the middle of the block on a commercial street. The historic context on that side of the block is intact, with wider buildings on either side of this narrow storefront building.

**REASONS FOR APPLICATION:**

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The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.

**RELEVANT LEGISLATION:**

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**Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)** Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.



**COMMUNITY CONSULTATION:**

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As of this date, the Cultural Resources Office has received no comment concerning the nomination from local organizations, community groups or the Alderwoman.

**COMMENTS:**

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The William A. Stickney Cigar Company Building is clearly eligible under Criterion A for Commerce and Criterion C for Architecture. The building, constructed in 1886, was occupied by the William A. Stickney Cigar Company from 1893/4 to 1916. At that time, the company was the largest cigar jobbing house in the country and an important component in St. Louis' domination of the tobacco markets.

The five-story building is also an excellent example of Victorian Romanesque architecture and one of the few remaining downtown buildings constructed before 1890. The William A. Stickney Cigar Company Building is also one of the only smaller downtown St. Louis commercial buildings from this period.

**CONCLUSION:**

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The Preservation Board should direct the staff to prepare a report to the State Historic Preservation Office that the Building clearly meets the Criteria for the National Register.

**CONTACT:**

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E-Mail:	<a href="mailto:GagenA@stlouiscity.com">GagenA@stlouiscity.com</a>